

TITLE 14**ZONING AND LAND USE CONTROL****CHAPTER**

1. MUNICIPAL PLANNING COMMISSION.
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3. FLOOD DAMAGE PREVENTION ORDINANCE.
4. MOBILE HOME COURTS AND TRAVEL TRAILER COURTS.

CHAPTER 1**MUNICIPAL PLANNING COMMISSION****SECTION**

- 14-101. Creation.
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- 14-104. Assistance.

14-101. Creation. Pursuant to the authority vested in the board of mayor and aldermen of the City of McEwen, Tennessee pursuant to Tennessee Code Annotated, title 13, chapter 4, there is hereby established and created a municipal planning commission in and for the City of McEwen, Tennessee to be known as the "McEwen Municipal Planning Commission." The McEwen Municipal Planning Commission shall consist of five (5) members. One of the members thereof shall be the mayor incumbent in office from time to time or such person as may be designated by the mayor. The term of office of a person designated by the mayor to serve in his place shall be at the pleasure of the mayor. One member shall be an alderman of the city designated by the board of aldermen who shall serve at the pleasure of the aldermen conterminous with his or her term of office as alderman. Three (3) remaining members shall be appointed by the mayor for three (3) year terms; provided, however, that the initially appointed members shall be appointed for terms expiring in one, two and three years. Thereafter they or their replacements shall be appointed for three (3) year terms. Members of the McEwen Municipal Planning Commission shall be residents and property owners of the city and shall serve without compensation. (1970 Code, § 11-101)

14-102. Meetings; chairman; rules and records; powers and duties. The McEwen Municipal Planning Commission shall meet at regular and specified times or at such other special times as it may determine. The McEwen Municipal Planning Commission shall elect annually a chairman from among its three (3) appointed members and shall adopt such rules for its

transactions, findings and determinations as it may deem necessary and not inconsistent herewith or with the laws of the State of Tennessee. The McEwen Municipal Planning Commission shall keep records of all such transactions, findings and determinations. The McEwen Municipal Planning Commission is vested with all the power and authority of municipal planning commissions as provided by the laws of the State of Tennessee; but, provided, however, the McEwen Municipal Planning Commission shall not be empowered to obligate the financial resources of the city except to the extent that appropriations have been specifically made for such purpose by the board of mayor and aldermen. (1970 Code, § 11-102)

14-103. Recorder to be secretary. The recorder of the City of McEwen is designated ex officio to be the secretary of the McEwen Municipal Planning Commission and shall keep all records, minutes and transactions as required to be kept. (1970 Code, § 11-103)

14-104. Assistance. Until further provided, the local planning advisory services of the Local Planning Office of the Department of Economic & Community Development of the State of Tennessee are engaged by the city to assist the McEwen Municipal Planning Commission in its activities and functions. The mayor is authorized and directed to execute and deliver on behalf of the city such agreements relative to such advisory services as may be required and for which appropriations shall have been made for any costs thereof. (1970 Code, § 11-104)

CHAPTER 2

ZONING ORDINANCE

SECTION

14-201. Land use to be governed by zoning ordinance.

14-201. Land use to be governed by zoning ordinance. Land use within the City of McEwen shall be governed by a separate comprehensive zoning ordinance which may be adopted from time to time by the board of mayor and aldermen.¹

¹The zoning ordinance, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 3

FLOOD DAMAGE PREVENTION ORDINANCE

SECTION

14-301. Flood damage control to be governed by flood damage prevention ordinance.

14-301. Flood damage control to be governed by flood damage prevention ordinance. Regulations governing flood damage control within the City of McEwen shall be governed by Ordinance Number 160, titled "Flood Damage Prevention Ordinance" and any amendments thereto.²

²Ordinance No. 160, and any amendments thereto, are published as separate documents and are of record in the office of the city recorder.

CHAPTER 4

MOBILE HOME COURTS AND TRAVEL TRAILER COURTS

SECTION

- 14-401. Purpose.
- 14-402. Definitions.
- 14-403. Building permit required.
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- 14-418. Exceptions.

14-401. Purpose. This chapter is intended to supplement the state health regulations for the purpose of ensuring a minimum standard of site development for mobile home courts and travel trailer courts in the City of McEwen, Tennessee. (1970 Code, § 8-401)

14-402. Definitions. The following definitions shall be applicable for the purposes of this chapter:

(1) "Landscape treatment." The use of natural and artificial materials to enhance the physical appearance of a site, to improve its environmental setting, or to screen all or part of one land use from another.

(2) "Mobile home or house trailer." A detached dwelling unit including flush toilet, bath, and kitchen facilities, designed for transient use when utilized with a motor vehicle, and considered as a permanent dwelling when all sanitary and utility connections are in place.

(3) "Mobile home court." A parcel of land which provides spaces and other facilities for permanent occupancy by two (2) or more mobile homes.

(4) "Mobile home space." A well defined area of sufficient size to accommodate one mobile home within a mobile home court.

(5) "Mobile home stand." A permanent support or foundation of sufficient area to accommodate a mobile home and its appurtenances, such as canopies, patios, and porches.

(6) "Roadway." A vehicular circulation route within a mobile home court.

(7) "Minor roadway." A roadway of less than five hundred (500) feet in length and serving twenty-five (25) spaces or less if the road is one-way, fifty (50) or less if two-way.

(8) "Collector roadway." A roadway exceeding five hundred (500) feet in length, or serving more spaces than above.

(9) "Site." A parcel of raw land comprising the total land area proposed for development as a mobile home court.

(10) "Travel trailer." A vehicular portable structure having a body width not exceeding eight (8) feet (pick-up, piggy-back or motorized camper, converted bus, tent-trailer, or trailer designated as a travel trailer by the manufacturer) designed as a temporary dwelling for travel and recreational purposes.

(11) "Travel trailer court." A parcel of land which provides spaces and other facilities for temporary occupancy by travel trailers.

(12) "Travel trailer space." A well defined area of sufficient size to accommodate one travel trailer within a travel trailer court. (1970 Code, § 8-402)

14-403. Building permit required. The construction or extension of a mobile home court or travel trailer court may not commence until a building permit has been obtained from the building inspector. A building permit may not be issued until an application for said permit has been prepared and presented in accordance with §§ 14-404 and 14-405. (1970 Code, § 8-403)

14-404. Application for building permit--information required. The following information shall be reflected on the application for a building permit:

- (1) The name and address of the applicant.
- (2) A legal description of the site.
- (3) A site plan of the proposed court, prepared at a scale no smaller than 1 inch equals 100 feet, showing the following information:
 - (a) Topography and drainage ways, with contour lines at five (5) foot intervals.
 - (b) Location and dimensions of all roadways and trailer spaces.
 - (c) Points of access to public streets.
 - (d) Location and size of water and sewer lines, other sanitary facilities, and all easements.

(e) Location and intended use of service buildings or other permanent structures, together with plans and specifications for such structures.

In addition, a smaller scale location map, showing the court site in relation to the existing public street pattern and indicating the uses of property adjacent to the site and the location of all permanent buildings within two hundred (200) feet of the site, shall be included on the site plan.

(4) Such further information as may be required by the city to enable determination of the proposed court will comply with legal requirements. (1970 Code, § 8-404)

14-405. Application for building permit--procedure. (1) The application for a building permit shall be made to the building inspector for issuance or denial.

(2) Enforcement and appeal procedures shall be the same as those provided by the general law. (1970 Code, § 8-405)

14-406. General site requirements for mobile home courts and travel trailer courts. (1) Land area. The site shall comprise a single tract except where the site is divided by public streets.

(2) Minimum width.

Portions of the site used for general vehicular entrances and exits only 50 feet

Portions of the site containing mobile home stands or travel trailer spaces and buildings open generally to occupants 100 feet

(3) Site condition. Conditions of soil, ground water level, drainage, and topography shall not create hazards to property or to the health or safety of the court occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences.

(4) Location. Each boundary of a mobile home court or travel trailer court shall be at least two hundred (200) feet from any permanent building located outside the court, unless separated therefrom by screening as specified in this code. No permanent residential structure shall be located within the site. (1970 Code, § 8-406)

14-407. Design standards for mobile home courts and travel trailer courts. (1) Site planning--general. Site improvements shall be harmoniously and efficiently organized in relation to each other, to the shape of the tract, and to topography, with full regard to use and appearance. Site planning which conforms to terrain, existing trees, and other natural features is preferred.

(2) Roadways. (a) Design. Roadways shall be designed to provide convenient circulation and access to mobile home spaces or travel trailer

spaces and to facilities for common use by court occupants. Roadways shall recognize existing easements and otherwise permit connection to existing facilities where necessary for the proper functioning of the drainage and utility systems. Where feasible, all intersections shall be at right angles.

(b) Right-of-way widths. The minimum required right-of-way widths for roadways in relation to pavement width shall be as follows:

<u>Pavement width</u>	<u>Right-of-way width</u>
12 feet	30 feet
18 feet	40 feet
24 feet	50 feet
27 feet	50 feet
30 feet	55 feet
34 feet	60 feet
36 feet	60 feet

Minimum right-of-way width for entrance streets is 50 feet.

(c) Grades. Grades on roadways shall not exceed ten (10) per cent.

(3) Access to exterior streets. Entrances and exits to the court shall be designed for safe and convenient movement of traffic into and out of the court and to minimize marginal friction with free movement of traffic on adjacent streets. Access points shall be subject to the following limitations:

(a) Width of access points.

One-way access points,	minimum width	15 feet
	maximum width	25 feet
Two-way access points,	minimum width	30 feet
	maximum width	35 feet

(b) Minimum distance between access points along street frontage.

Between a one-way access point and another access point, center line to center line	200 feet
Between two-way access points, center line to center line	300 feet

(c) Minimum distance between an access point and an intersection. A point of access shall not be permitted within one hundred (100) feet of the curb line (or street line when there is no curb) of any public street intersection.

(d) Access points in relation to street frontage. On sites with less than one hundred (100) feet of street frontage, there shall be only one point of access; on sites with less than four hundred (400) feet of street frontage, there shall be not more than two (2) points of access. (1970 Code, § 8-407)

14-408. Required improvements for mobile home courts and travel trailer courts. (1) Roadways. (a) Construction and maintenance.

Roadways shall have an improved wearing surface constructed on a compact base. Surface and base shall meet the specifications provided by the city.

(b) Pavement widths. Roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:

Minor roadways

One-way, with no parking	12 feet
One-way, with parking on one side only	18 feet
One-way, with parking on both sides	24 feet
Two-way, with no parking	24 feet
Two-way, with parking on one side only	27 feet
Two-way, with parking on both sides	34 feet

Collector roadways

One or two-way, with no parking	27 feet
One or two-way, with parking on one side only	30 feet
One or two-way, with parking on both sides	36 feet

(c) Turn-arounds. Closed ends of dead-end roadways shall be provided with a paved vehicular turn-around at least one hundred (100) feet in diameter.

(2) Landscape treatment. Landscape treatment appropriate for the use and location shall be required to the extent needed to provide a suitable setting for mobile homes or travel trailers and other facilities within the park. Screening is to be installed where necessary in relation to potentially undesirable views such as laundry yards, refuse collection points, and nonresidential uses.

Fences or free-standing walls shall be substantially constructed to withstand conditions of soil, weather, and use. Flora shall be hardy and planted so as to thrive with normal maintenance.

(3) Utilities. Water, sewer, and other utility systems shall be provided in accordance with "Regulations Governing Trailer Courts in Tennessee," regulations 4 through 7, and in accordance with local standards.

(4) Fire prevention. Every court shall be equipped with one fire extinguisher in good working order for every ten (10) mobile home or travel trailer spaces. A fire extinguisher shall be located not further than two hundred (200) feet from each mobile home or travel trailer space. No open fires shall be permitted at any place which would endanger life or property. No fires shall be left unattended at any time. (1970 Code, § 8-408)

14-409. License required; special provisions for existing mobile home courts. It shall be unlawful for any person to maintain or operate, within the corporate limits of the city, any mobile home court or travel trailer court unless such person shall first obtain a license therefor.

All mobile home courts in existence upon the effective date of the provisions of this chapter shall within ninety (90) days thereafter obtain such a license.

Operators of existing mobile home courts will not be required to comply fully with the requirements of this chapter. However, until there is full compliance herewith, no existing court is to:

(1) Offer any additional mobile home space or allow any other mobile homes within the existing court beyond the number located therein on the effective date of these provisions.

(2) Replace, or allow to be replaced, any mobile home within the existing court that is for any reason, either temporarily or permanently, removed, destroyed, or otherwise disposed of. (1970 Code, § 8-409)

14-410. License fees. The annual license fee for each mobile home court or travel trailer court shall be \$50.00. (1970 Code, § 8-410)

14-411. Application for license. (1) Applications for a mobile home court or travel trailer court license shall be filed with and issued by the recorder. Applications shall be in writing, signed by the applicant, and shall be identical to or the same application presented for issuance of a building permit.

(2) The application and all accompanying plans and specifications, accompanied by a building permit, shall be filed in triplicate. (1970 Code, § 8-411)

14-412. Revocation of license. The recorder may revoke any license to maintain and operate a mobile home court or travel trailer court when the licensee fails to comply with any provision of this chapter and is found guilty by a court of competent jurisdiction of such violation. After such conviction, the license may be reissued by complying with §§ 14-410 and 14-411 if the circumstances leading to conviction have been remedied and the mobile home court is being maintained and operated in full compliance with the law. (1970 Code, § 8-412)

14-413. Posting of license. The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home court or travel trailer court at all times. (1970 Code, § 8-413)

14-414. Development and operation of mobile home courts and travel trailer courts together or in conjunction with other uses. Combination of mobile home courts and travel trailer courts or development and

operation of such courts in conjunction with other uses is permitted, and provided that requirements of applicable city, county, and state requirements are met for each of the uses involved.

In addition, such developments shall comply with any special provisions as may be required by the city to ensure orderly development in the community. (1970 Code, § 8-414)

14-415. Temporary visitor's permit required. Out-of-town visitors of McEwen residents and similar parties desiring to locate a mobile home or travel trailer, for temporary occupancy during visitation, on private residential property within the city, must first obtain a permit therefor from the building inspector. Such permit shall be issued for a temporary occupancy period of two (2) weeks and may be renewed for only two (2) additional weeks in any ninety (90) day period, it being the intent that no mobile home or travel trailer shall be permitted for more than four (4) consecutive weeks or for more than four (4) weeks in any ninety (90) day period. (1970 Code, § 8-415)

14-416. Additional provisions for mobile home courts. (1) Mobile home spaces. Dimensions for trailer coach spaces are regulated by the Tennessee Department of Health. (See "Regulations Governing Trailer Courts in Tennessee," regulation 3.)³ The following standards are in accordance with state regulations applicable for mobile homes:

- Spaces for individual mobile homes shall be well defined.
- Minimum required depth of each space 80 feet

³The following is excerpted from the Tennessee Department of Health's "Regulations Governing Trailer Courts in Tennessee":

Regulation 3. Trailer coach plot size and spacing of coaches: Trailer coach spaces shall be clearly defined and coaches parked so that there will be at least 15 feet of clear space between coaches or any attachment, such as a garage or porch, 15 feet between coaches and any building or structure, and at least 5 feet between any coach and trailer court property line. No trailer coach shall be located closer than 15 feet to any public street or highway.

The individual plot sizes for trailer coach spaces shall be determined as follows:

- (1) Minimum width shall be equal to the width of trailer plus 20 feet.
- (2) Minimum depth with end parking of automobile shall be equal to the length of trailer plus 30 feet.
- (3) Minimum depth with side or street parking shall be equal to the length of trailer plus 20 feet.

In no case shall the minimum width be less than 28 feet and the minimum depth less than 55 feet and such spaces shall be used only for parking trailer coaches no larger than 8 feet wide and 35 feet long.

Minimum required width of each space 40 feet

Minimum width of yards on the space 10 feet

(2) Mobile home stands. Mobile home stands shall be constructed of Portland cement concrete, and shall be a minimum of five (5) inches thick. The base of such stands shall be a prepared subgrade constructed in accordance with accepted practice.

(3) Required separation between mobile homes on the site. See "Regulations Governing Trailer Courts in Tennessee, regulation 3."⁴

(4) Automobile storage. Parking spaces shall be provided at the rate of at least one 10 x 20 foot car space for each mobile home space, plus an additional car space for each two (2) mobile home spaces to provide for guest parking, two-car tenants, and for delivery and service vehicles. In so far as practicable, one car space shall be located within each mobile home space. However, no automobile shall be parked on other than a paved surface unless such car space is located within a mobile home space.

(5) Service buildings. Service buildings housing laundry, sanitation, or other facilities for use by court occupants shall be permanent structures complying with all applicable codes. Service buildings shall be well lighted at all times and shall be adequately ventilated, heated, and maintained. There shall be at least twenty-five (25) feet between permanent buildings on the site and any mobile home space.

(6) Minimum length of stay. No space shall be rented for residential use of a mobile home in any such court except for a period of thirty (30) days or more.

⁴The following is excerpted from the Tennessee Department of Health's "Regulations Governing Trailer Courts in Tennessee":

Regulation 3. Trailer coach plot size and spacing of coaches: Trailer coach spaces shall be clearly defined and coaches parked so that there will be at least 15 feet of clear space between coaches or any attachment, such as a garage or porch, 15 feet between coaches and any building or structure, and at least 5 feet between any coach and trailer court property line. No trailer coach shall be located closer than 15 feet to any public street or highway.

The individual plot sizes for trailer coach spaces shall be determined as follows:

(1) Minimum width shall be equal to the width of trailer plus 20 feet.

(2) Minimum depth with end parking of automobile shall be equal to the length of trailer plus 30 feet.

(3) Minimum depth with side or street parking shall be equal to the length of trailer plus 20 feet.

In no case shall the minimum width be less than 28 feet and the minimum depth less than 55 feet and such spaces shall be used only for parking trailer coaches no larger than 8 feet wide and 35 feet long.

(7) Register of occupants. It shall be the duty of the licensee to keep a register containing a record of all mobile home owners and occupants located within the court. The register shall contain the following information:

- (a) Name and address of each occupant.
- (b) Place of employment of any and all occupants of each mobile home.
- (c) The make, model, and year of all automobiles and mobile homes.
- (d) License number and owner of each mobile home and the automobile by which it is towed.
- (e) The state issuing such license.
- (f) The dates of arrival and departure of each mobile home.

The court shall keep the register available for inspection, at all times, by law enforcement officers (city police and county sheriff), public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of three (3) years following the date of registration.

(8) Mobile homes to be located in licensed mobile home courts only.

(a) Mobile homes brought into the corporate limits after the effective date of these provisions shall be required to locate within a duly licensed mobile home court. Mobile homes on the lot of an authorized and licensed mobile home dealer exhibiting the same for sale are exempt from this requirement.

(b) Mobile homes located within the city, but outside of a duly licensed mobile home court, prior to the effective date of the above requirement, however, shall have a period of ten (10) years from the adoption of these provisions within which to comply with said provisions.

(9) Permit required for mobile homes.

(a) No mobile home shall be occupied or stored within the corporate limits unless the owner or occupant thereof shall first apply for a permit from the building inspector. The owner or occupant thereof shall have thirty (30) days after the effective date of these provisions within which to apply for said permit. The permit shall be obtained annually.

(b) Mobile homes on the lot of an authorized and licensed mobile home dealer exhibiting the same for sale are exempt from this provision.

(10) Permit fees. The building inspector shall charge a fee of ten dollars (\$10.00) for a permit to occupy or store a mobile home and he shall not issue the same until the applicant exhibits a receipt from the Humphreys County Court Clerk's Office showing that the state tax has been paid on the mobile home or which application is being made. If the mobile home is exempt from the state trailer or mobile home tax, according to law, then the fee for the permit shall be twenty-five dollars (\$25.00) per annum. (1970 Code, § 8-416)

14-417. Additional provisions for travel trailer courts.**(1) Travel trailer spaces.**

- (a) Spaces for travel trailers shall be well defined.
- (b) Minimum required width of each space 15 feet
- (c) Minimum required depth of each space 50 feet
(provides for parking of car so that disconnection of trailer from car is not necessary)
- (d) Minimum width of side yards required for each space 5 feet
- (e) Travel trailer spaces shall not be located nearer than twenty (20) feet to accessory uses and structures or other park facilities.
- (f) Travel trailer spaces, exclusive of side yards, shall have an improved wearing surface constructed on a compact base. The surface and base will be the same as that required for roadways.

(2) **Automobile storage.** One (1) parking space is provided for park occupants within each travel trailer space. However, additional parking spaces for park employees, delivery and service vehicles, and occasional two-car occupants, shall be provided at the rate of at least two (2) 10 x 20 foot car spaces for each five (5) travel trailer spaces up to twenty (20). No automobile shall be parked on other than a paved surface.

(3) **Accessory uses.** Coin-operated laundry facilities, refreshment stands, or other uses and structures customarily incidental to the operation of a travel trailer park are permitted provided that:

- (a) Such establishments shall not occupy more than ten per cent (10%) of the park area;
- (b) Such establishments shall be restricted in their use to occupants of the park; and
- (c) Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.

(4) **Maximum length of stay.** Spaces shall be rented by the day or week only, and the occupant of such space shall remain in the same travel trailer court not more than ten (10) days in any fourteen (14) day period.

(5) Required service buildings and additional improvements.

- (a) Roadways and travel trailer spaces shall be adequately lighted.
- (b) A management and registration office shall be provided in a permanent building reasonably proximate to the park entrance, together with adequate management storage space.
- (c) Provision shall be made for an outdoor cooking, eating, and recreation area, including at least one outdoor barbecue and one picnic table for each five (5) trailer spaces or fraction thereof.
- (d) A self-service laundry shall be provided, containing at least one coin-operated washer and one coin-operated dryer for every ten (10)

travel trailer spaces, or fraction thereof, unless such facilities are available commercially within one-half mile of the park.

(e) Toilet and bathing facilities shall be provided consisting of at least one lavatory, one water closet, and one shower stall for each sex for each five (5) travel trailer spaces. These facilities shall be distinctly marked; maintained in a clean, safe, and sanitary condition in good working order; housed in a permanent building; and appropriately heated and ventilated. Such facilities shall be for the exclusive use of occupants of the park and shall be located no farther than two hundred (200) feet from the spaces served.

(f) If spaces are to be rented to travel trailers with waste-holding tanks, at least one sanitary station shall be provided in a well-screened location, consisting of a drainage basin constructed of impervious material, containing a disposal hatch with self-closing cover, and related washing facilities including at least one slop sink or slop water closet. Each disposal hatch shall be connected to the park sewer system. Such sanitary station shall be situated no closer than fifty (50) feet to any trailer space or eating area.

(g) Each travel trailer space shall be provided with the following: A tenant refuse container of adequate size, unless groups of spaces are provided with such containers located no farther than two hundred (200) feet from each space served; and a weatherproof electrical connection supplying a minimum of one hundred and ten (110) volts. A water faucet and drain, connected to the park sewer system, shall be provided for each ten (10) travel trailer spaces. Such faucet and drain shall be situated in close proximity to the spaces served. (1970 Code, § 8-417)

14-418. Exceptions. Notwithstanding any provision in this chapter to the contrary, any person connected with any fair, circus, horse show, etc., which is authorized to operate within the corporate limits, shall be permitted to locate a mobile home or travel trailer on the fairgrounds for not to exceed a period of two weeks. (1970 Code, § 8-418)